

Exhibit 1
Legal Description

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA, TO WIT: A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 204, A 100 FOOT RIGHT OF WAY; THENCE NORTH 55 DEGREES 57 MINUTES 53 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 204, A DISTANCE OF 749.16 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NATHAN HALE ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 89 DEGREES 09 MINUTES 53 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NATHAN HALE ROAD, A DISTANCE OF 639.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID NATHAN HALE ROAD; THENCE SOUTH 0 DEGREES 03 MINUTES 07 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 916 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 950 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 07 SECONDS EAST, A DISTANCE OF 344 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 09 MINUTES 53 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 311 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 0 DEGREES 03 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 849.74 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCELS 1 AND 2:

PARCEL 1

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA, TO WIT: A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID NORTHEAST 1/4, WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 204, A 100 FOOT RIGHT OF WAY, THENCE NORTH 55°57'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 204, A DISTANCE OF 749.16 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NATHAN HALE ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 89°09'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NATHAN HALE ROAD, A DISTANCE OF 639.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID NATHAN HALE ROAD; THENCE SOUTH 00°03'07" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 316.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°03'07" EAST, 300.00 FEET, THENCE SOUTH 89°09'53" WEST, 508.25 FEET;

THENCE NORTH 00°03'07" WEST, 300.00 FEET; THENCE NORTH 89°09'53" EAST, 508.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA, TO WIT: A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID NORTHEAST 1/4, OF THE NORTHEAST 1/4 WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 204, A 100 FOOT RIGHT OF WAY; THENCE NORTH 55°57'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 204, A DISTANCE OF 749.16 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NATHAN HALE ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 89°09'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NATHAN HALE ROAD, A DISTANCE OF 639.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID NATHAN HALE ROAD; THENCE SOUTH 00°03'07" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 616.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°03'07" EAST, 300.00 FEET TO THE NORTHERLY LINE OF O.R.B. 3482, PAGE 471; THENCE SOUTH 89°09'53" WEST, ALONG SAID NORTHERLY LINE 508.25 FEET; THENCE NORTH 00°03'07" WEST, 300.00 FEET; THENCE NORTH 89°09'53" EAST, 508.25 FEET TO THE POINT OF BEGINNING.